

**CODDINGTON**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**April 23, 2025**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**

**LETTER**

**Coddington Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

April 16, 2025

Board of Supervisors  
Coddington Community Development District

Dear Board Members:

The Board of Supervisors of the Coddington Community Development District will hold a Regular Meeting on April 23, 2025 at 2:00 p.m., or as soon thereafter as the matter may be heard, at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors (Steven Hart - Seat 4, Pedro Rodriguez - Seat 5) (*the following to be provided under separate cover*)
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2023/Instructions
  - B. Membership, Obligations and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office
4. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Acceptance of Christine Sifonte's Notice of Intent to Decline Election/Appointment to Board
6. Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(2)(b), Florida Statutes; and Providing an Effective Date

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

**NOTE: Meeting Location**

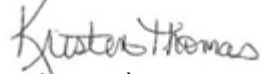
7. Consider Appointment of Hal Lutz to Fill Unexpired Term of Seat 4; *Term Expires November 2028*
  - A. Administration of Oath of Office
8. Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
9. Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
10. Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
11. Consent Agenda
  - A. Acceptance of Unaudited Financial Statements as of March 31, 2025
  - B. Approval of Minutes
    - I. August 28, 2024 Public Hearing and Regular Meeting
    - II. November 5, 2024 Landowners' Meeting
12. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Cavoli Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: May 28, 2025 at 2:00 PM
      - QUORUM CHECK

SEAT 1	CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	STEVEN HART	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	HAL LUTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	PEDRO RODRIGUEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
13. Board Members' Comments/Requests
14. Public Comments

15. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 517-5111.

Sincerely,



Kristen Thomas  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 8664977**

# **CODDINGTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4**

## RESOLUTION 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Coddington Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners' meeting was held on November 5, 2024, at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT:**

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

BOARD OF SUPERVISORS	SEAT	VOTES
Steven Hart	Seat 3	169 Votes
Christine Sifonte	Seat 4	169 Votes
Pedro Rodriguez	Seat 5	168 Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

BOARD OF SUPERVISORS	SEAT	TERM OF OFFICE
Steven Hart	Seat 3	4-Year Term
Christine Sifonte	Seat 4	4-Year Term
Pedro Rodriguez	Seat 5	2-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 23rd day of April, 2025.

Attest:

**CODDINGTON COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



# **CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**

**NOTICE OF INTENT TO DECLINE ELECTION/APPOINTMENT TO BOARD**

To: Board of Supervisors  
Coddington Community Development District  
Attn: District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

From: Christine Sifonte

Printed Name

Date: 01/23/2025

Date

I hereby decline the appointment to the Board of Supervisors of the *Coddington Community Development District*. My tendered Notice of Intent to Decline Election/Appointment to Board to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Intent to Decline Election/Appointment to Board has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☒ scanned and electronically transmitted to [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.



Signature

# **CODDINGTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

**6**

## **RESOLUTION 2025-02**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 4 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(2)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Coddington Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, on November 5, 2024, three (3) members were to be elected to the District Board of Supervisors (the “Board”) as that term is defined in Section 190.006(2)(b), Florida Statutes; and

**WHEREAS**, the District published a notice in a newspaper of general circulation as prescribed in Florida law; and

**WHEREAS**, three (3) Supervisors were nominated for election by the Landowners of the District; and

**WHEREAS**, one (1) nominated Board Member desires to decline said nomination for election and said seat shall hereby be declared vacant; and

**WHEREAS**, the term of office for said seat will expire November 2028. The term of office for the Supervisors will commence upon appointment; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The following seat is hereby declared vacant effective as of November 5, 2024:

Seat #4 (nomination of Christine Sifonte)

**SECTION 2.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 23rd day of April, 2025.

ATTEST:

**CODDINGTON COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**

## RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Coddington Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: \_\_\_\_\_

HOUR: 2:00 p.m.

LOCATION: Star Farms Amenity Center  
18360 Star Farms Loop  
Lakewood Ranch, Florida 34211

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 23rd day of April, 2025.

ATTEST:

**CODDINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget

**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget



**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
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**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 09/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 92,710	-			\$ 92,710
Allowable discounts (4%)	(3,708)	-			(3,708)
Assessment levy: on-roll - net	89,002	\$ 87,134	\$ 1,868	\$ 89,002	89,002
Total revenues	89,002	87,134	1,868	89,002	89,002
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	861	-	861	861	-
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	13,100	465	10,500	10,965	13,100
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,250	-	5,250	5,250	5,250
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software service	1,000	1,000	-	1,000	1,000
Trustee	4,500	-	4,500	4,500	4,500
Telephone	200	83	117	200	200
Postage	500	23	477	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	231	1,269	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,408	312	5,720	6,330
Contingencies/bank charges	500	382	118	500	750
Website			-	-	
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	1,854	2,610	-	2,610	2,610
Total expenditures	88,075	31,707	56,368	86,696	88,830
Net increase/(decrease) of fund balance	927	55,427	(54,500)	2,306	172
Fund balance - beginning (unaudited)	19,776	21,508	76,935	21,508	23,814
Fund balance - ending (projected)	\$ 20,703	\$ 76,935	\$ 22,435	\$ 23,814	\$ 23,986

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	\$ 48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	13,100
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,250
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	1,000
Trustee	4,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,330
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	2,610
Total expenditures	<u><u>\$ 88,830</u></u>

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 09/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 461,563	\$ -		\$ -	\$ 461,563
Allowable discounts (4%)	(18,463)	-		-	(18,463)
Assessment levy: net	443,100	433,691	9,409	443,100	443,100
Interest	-	6,077	(6,077)	-	-
Total revenues	443,100	439,768	3,332	443,100	443,100
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	95,000	-	95,000	95,000	100,000
Interest	337,825	168,913	168,912	337,825	333,835
Total debt service	432,825	168,913	263,912	432,825	433,835
<b>Other fees &amp; charges</b>					
Tax collector	9,231	12,990	(3,759)	9,231	9,231
Total other fees & charges	9,231	12,990	(3,759)	9,231	9,231
Total expenditures	442,056	181,903	260,153	442,056	443,066
Excess/(deficiency) of revenues over/(under) expenditures	1,044	257,865	(256,821)	1,044	34
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(108,467)	108,467	-	-
Total other financing sources/(uses)	-	(108,467)	108,467	-	-
Fund balance:					
Beginning fund balance (unaudited)	403,459	424,665	574,063	424,665	425,709
Ending fund balance (projected)	\$ 404,503	\$ 574,063	\$ 425,709	\$ 425,709	425,743
Use of fund balance:					
Debt service reserve account balance (required)					(216,934)
Principal and Interest expense - November 1, 2026					(164,818)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 43,991

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			166,917.50	166,917.50	5,940,000.00
05/01/26	100,000.00	4.200%	166,917.50	266,917.50	5,840,000.00
11/01/26			164,817.50	164,817.50	5,840,000.00
05/01/27	105,000.00	4.200%	164,817.50	269,817.50	5,735,000.00
11/01/27			162,612.50	162,612.50	5,735,000.00
05/01/28	110,000.00	5.000%	162,612.50	272,612.50	5,625,000.00
11/01/28			159,862.50	159,862.50	5,625,000.00
05/01/29	115,000.00	5.000%	159,862.50	274,862.50	5,510,000.00
11/01/29			156,987.50	156,987.50	5,510,000.00
05/01/30	120,000.00	5.000%	156,987.50	276,987.50	5,390,000.00
11/01/30			153,987.50	153,987.50	5,390,000.00
05/01/31	125,000.00	5.000%	153,987.50	278,987.50	5,265,000.00
11/01/31			150,862.50	150,862.50	5,265,000.00
05/01/32	135,000.00	5.000%	150,862.50	285,862.50	5,130,000.00
11/01/32			147,487.50	147,487.50	5,130,000.00
05/01/33	140,000.00	5.750%	147,487.50	287,487.50	4,990,000.00
11/01/33			143,462.50	143,462.50	4,990,000.00
05/01/34	150,000.00	5.750%	143,462.50	293,462.50	4,840,000.00
11/01/34			139,150.00	139,150.00	4,840,000.00
05/01/35	160,000.00	5.750%	139,150.00	299,150.00	4,680,000.00
11/01/35			134,550.00	134,550.00	4,680,000.00
05/01/36	165,000.00	5.750%	134,550.00	299,550.00	4,515,000.00
11/01/36			129,806.25	129,806.25	4,515,000.00
05/01/37	175,000.00	5.750%	129,806.25	304,806.25	4,340,000.00
11/01/37			124,775.00	124,775.00	4,340,000.00
05/01/38	185,000.00	5.750%	124,775.00	309,775.00	4,155,000.00
11/01/38			119,456.25	119,456.25	4,155,000.00
05/01/39	200,000.00	5.750%	119,456.25	319,456.25	3,955,000.00
11/01/39			113,706.25	113,706.25	3,955,000.00
05/01/40	210,000.00	5.750%	113,706.25	323,706.25	3,745,000.00
11/01/40			107,668.75	107,668.75	3,745,000.00
05/01/41	225,000.00	5.750%	107,668.75	332,668.75	3,520,000.00
11/01/41			101,200.00	101,200.00	3,520,000.00
05/01/42	235,000.00	5.750%	101,200.00	336,200.00	3,285,000.00
11/01/42			94,443.75	94,443.75	3,285,000.00
05/01/43	250,000.00	5.750%	94,443.75	344,443.75	3,035,000.00
11/01/43			87,256.25	87,256.25	3,035,000.00
05/01/44	265,000.00	5.750%	87,256.25	352,256.25	2,770,000.00
11/01/44			79,637.50	79,637.50	2,770,000.00
05/01/45	280,000.00	5.750%	79,637.50	359,637.50	2,490,000.00
11/01/45			71,587.50	71,587.50	2,490,000.00
05/01/46	295,000.00	5.750%	71,587.50	366,587.50	2,195,000.00
11/01/46			63,106.25	63,106.25	2,195,000.00

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/47	315,000.00	5.750%	63,106.25	378,106.25	1,880,000.00
11/01/47			54,050.00	54,050.00	1,880,000.00
05/01/48	335,000.00	5.750%	54,050.00	389,050.00	1,545,000.00
11/01/48			44,418.75	44,418.75	1,545,000.00
05/01/49	355,000.00	5.750%	44,418.75	399,418.75	1,190,000.00
11/01/49			34,212.50	34,212.50	1,190,000.00
05/01/50	375,000.00	5.750%	34,212.50	409,212.50	815,000.00
11/01/50			23,431.25	23,431.25	815,000.00
05/01/51	395,000.00	5.750%	23,431.25	418,431.25	420,000.00
11/01/51			12,075.00	12,075.00	420,000.00
05/01/52	420,000.00	5.750%	12,075.00	432,075.00	-
<b>Total</b>	<b>5,940,000.00</b>		<b>5,883,057.50</b>	<b>11,823,057.50</b>	

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-roll Assessments					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&amp;M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
Villa	168	\$ 264.13	\$ 949.10	\$ 1,213.23	\$ 1,213.23
SF 50'	90	264.13	1,498.58	1,762.71	1,762.71
SF 60'	93	264.13	1,798.30	2,062.43	2,062.43
<b>Total</b>	<b>351</b>				



# **CODDINGTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Coddington Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CODDINGTON COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2025/2026 MEETING SCHEDULE.** The Fiscal Year 2024/20243 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 23rd day of April, 2025.

ATTEST:

**CODDINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>CODDINGTON COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 22, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>November __, 2025*</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>December __, 2025*</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 28, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 25, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 25, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 22, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>May 27, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 24, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 22, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 26, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>September 23, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>

**Exception**

*\*The November meeting date is one day prior to the Thanksgiving Day holiday.*

*\*\*The December meeting date is one day prior to the Christmas Day holiday.*

# **CODDINGTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **10**

**RESOLUTION 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE  
MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING  
FOR AN EFFECTIVE DATE**

**WHEREAS**, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

**WHEREAS**, the Board of Supervisors of the Coddington Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

**WHEREAS**, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE  
CODDINGTON COMMUNITY DEVELOPMENT DISTRICT THAT:**

**1. RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.

**2. APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

**3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED** this 23rd day of April, 2025.

ATTEST:

**CODDINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

Statewide Mutual Aid Agreement



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## **STATEWIDE MUTUAL AID AGREEMENT - 2023**

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

### **ARTICLE I: DEFINITIONS**

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.





# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

## ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

## ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

## ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)<sup>1</sup>.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

## ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

<sup>1</sup> FDEM approved documents such as activity logs and mutual aid forms can be found at:  
[https://portal.floridadisaster.org/projects/FROC/FROC\\_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D](https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D)



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

## ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

## ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis, Governor**

**Kevin Guthrie, Executive Director**

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like





# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

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supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

## ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

## ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,





# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section E of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

## ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

***NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.***

*The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.*

*FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.*

**IN WITNESS WHEREOF**, the Parties have duly executed this Agreement on the date specified below:



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis, Governor**

**Kevin Guthrie, Executive Director**

## FOR ADOPTION BY A COUNTY

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ATTEST:  
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
OF \_\_\_\_\_ COUNTY,  
STATE OF FLORIDA

By: \_\_\_\_\_

Clerk or Deputy Clerk

By: \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

County Attorney



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis, Governor**

**Kevin Guthrie, Executive Director**

## FOR ADOPTION BY A CITY

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ATTEST:  
CITY CLERK

CITY OF \_\_\_\_\_  
STATE OF FLORIDA

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

City Attorney



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

\_\_\_\_\_

\_\_\_\_\_  
COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for Entity



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

\_\_\_\_\_

\_\_\_\_\_  
COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for Entity



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

\_\_\_\_\_

\_\_\_\_\_ SCHOOL DISTRICT, STATE OF FLORIDA

By: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for District



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES  
OF \_\_\_\_\_  
COMMUNITY COLLEGE,  
STATE OF FLORIDA

BOARD OF TRUSTEES  
OF \_\_\_\_\_  
UNIVERSITY,  
STATE OF FLORIDA

By: \_\_\_\_\_

Clerk

By: \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for Board





# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis, Governor**

**Kevin Guthrie, Executive Director**

## FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

\_\_\_\_\_

\_\_\_\_\_ SPECIAL DISTRICT, STATE OF FLORIDA

By: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for District



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES  
OF \_\_\_\_\_  
AUTHORITY,  
STATE OF FLORIDA

By: \_\_\_\_\_

Clerk

By: \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for Board



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE  
\_\_\_\_\_ TRIBE OF FLORIDA

By: \_\_\_\_\_

Council Clerk

By: \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for Council



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

## CODDINGTON

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Date: 04/23/2025

Approved as to Form:

By: \_\_\_\_\_

Attorney for District



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. \_\_\_\_\_

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by \_\_\_\_\_

\_\_\_\_\_ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

I certify that the foregoing is an accurate copy of the Resolution adopted by

\_\_\_\_\_ on \_\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT**

**AGENDA**

**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2025**



**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 80,142	\$ -	\$ -	\$ 80,142
Investments				
Revenue	-	467,111	-	467,111
Reserve	-	108,467	-	108,467
Prepayment	-	57,857	-	57,857
Construction	-	-	113,726	113,726
Due from general fund	-	1,649	-	1,649
Total assets	<u>\$ 80,142</u>	<u>\$ 635,084</u>	<u>\$ 113,726</u>	<u>\$ 828,952</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Due to Landowner	\$ 180	\$ -	\$ -	\$ 180
Due to debt service fund	1,649	-	-	1,649
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>7,829</u>	<u>-</u>	<u>-</u>	<u>7,829</u>
Fund balances:				
Restricted for:				
Debt service	-	635,084	-	635,084
Capital projects	-	-	113,726	113,726
Unassigned	72,313	-	-	72,313
Total fund balances	<u>72,313</u>	<u>635,084</u>	<u>113,726</u>	<u>821,123</u>
Total liabilities and fund balances	<u>\$ 80,142</u>	<u>\$ 635,084</u>	<u>\$ 113,726</u>	<u>\$ 828,952</u>

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 342	\$ 87,476	\$ 89,002	98%
Total revenues	<u>342</u>	<u>87,476</u>	<u>89,002</u>	98%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	-	861	0%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	710	1,174	13,100	9%
Engineering	-	-	2,000	0%
Audit	-	-	5,250	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	4,500	0%
Telephone	17	100	200	50%
Postage	23	46	500	9%
Printing & binding	42	250	500	50%
Legal advertising	-	231	1,500	15%
Annual special district fee	-	175	175	100%
Insurance	-	5,408	5,720	95%
Contingencies/bank charges	80	462	500	92%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	
EMMA Software Service	-	1,000	1,000	100%
Total professional & administrative	<u>4,955</u>	<u>34,051</u>	<u>86,221</u>	39%
<b>Other fees &amp; charges</b>				
Tax collector	10	2,620	1,854	141%
Total other fees & charges	<u>10</u>	<u>2,620</u>	<u>1,854</u>	141%
Total expenditures	<u>4,965</u>	<u>36,671</u>	<u>88,075</u>	42%
Excess/(deficiency) of revenues over/(under) expenditures	(4,623)	50,805	927	
Net change in fund balances	(4,623)	50,805	927	
Fund balances - beginning	76,936	21,508	19,776	
Fund balances - ending	<u>\$ 72,313</u>	<u>\$ 72,313</u>	<u>\$ 20,703</u>	

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 1,700	\$ 435,391	\$ 443,100	98%
Assessment prepayments	57,857	57,857	-	N/A
Interest	1,515	7,592	-	N/A
Total revenues	<u>61,072</u>	<u>500,840</u>	<u>443,100</u>	113%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	95,000	0%
Interest	-	168,913	337,825	50%
Total debt service	<u>-</u>	<u>168,913</u>	<u>432,825</u>	39%
<b>Other fees &amp; charges</b>				
Tax collector	51	13,041	9,231	141%
Total other fees and charges	<u>51</u>	<u>13,041</u>	<u>9,231</u>	141%
Total expenditures	<u>51</u>	<u>181,954</u>	<u>442,056</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	61,021	318,886	1,044	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	-	(108,467)	-	
Total other financing sources	<u>-</u>	<u>(108,467)</u>	<u>-</u>	
Net change in fund balances	61,021	210,419	1,044	
Fund balances - beginning	574,063	424,665	403,459	
Fund balances - ending	<u>\$ 635,084</u>	<u>\$ 635,084</u>	<u>\$ 404,503</u>	

**CODDINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 228	\$ 319
Total revenues	<u>228</u>	<u>319</u>
Excess/(deficiency) of revenues over/(under) expenditures	228	319
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	108,467
Total other financing sources/(uses)	<u>-</u>	<u>108,467</u>
Net change in fund balances	228	108,786
Fund balances - beginning	113,498	4,940
Fund balances - ending	<u>\$ 113,726</u>	<u>\$ 113,726</u>

# **CODDINGTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

# **I**

**DRAFT**

**MINUTES OF MEETING  
CODDINGTON COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Coddington Community Development District held a Public Hearing and Regular Meeting on August 28, 2024 at 2:00 p.m., or as soon thereafter as the matter could be heard, at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202.

**Present:**

Christian Cotter	Chair
Christine Sifonte	Assistant Secretary
Mary Moulton	Assistant Secretary
Pedro Rodriguez	Assistant Secretary

**Also present:**

Daniel Rom (via telephone)	District Manager
Kristen Thomas	Wrathell, Hunt and Associates LLC
Jere Earlywine (via telephone)	District Counsel

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE**

**MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 2:07 p.m. Supervisors Cotter, Rodriguez, Sifonte and Moulton were present. Supervisor Hart was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2024/2025 Budget**

**A. Proof/Affidavit of Publication**

**B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Thomas presented Resolution 2024-09. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line-item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

The following change was made to the Fiscal Year 2025 budget:

Page 1, Expenditures: Add "Supervisors" line item for \$800

Ms. Thomas will have the budget adjusted accordingly such that there is no change in the assessment levels.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Sifonte and seconded by Ms. Moulton, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-10, Providing for Funding for the Fiscal Year 2024/2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon;**

Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Thomas presented Resolution 2024-10.

On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, Resolution 2024-10, Providing for Funding for the Fiscal Year 2024/2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

**FIFTH ORDER OF BUSINESS**

**Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Ms. Thomas presented the Audited Financial Report for Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-11, Hereby Accepting the Audited Annual Financial Statements for the Fiscal Year Ended September 30, 2023**

Ms. Thomas presented Resolution 2024-11.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-11, Hereby Accepting the Audited Annual Financial Statements for the Fiscal Year Ended September 30, 2023, was adopted.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts**



**Performance Measures and Standards Reporting]**

Ms. Thomas presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05, Designating the Location of the Local District Records Office and Providing an Effective Date**

Ms. Thomas presented Resolution 2024-05.

**On MOTION by Ms. Sifonte and seconded by Mr. Cotter, with all in favor, Resolution 2024-05, Designating 18360 Star Farms Loop, Lakewood Ranch, Florida 34211 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Acceptance of Unaudited Financial Statements as of July 31, 2024**
- B. Approval of May 22, 2024 Public Hearings and Regular Meeting Minutes**

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Consent Agenda items were accepted and approved, respectively.**

149 TENTH ORDER OF BUSINESS Staff Reports

150

151 A. District Counsel: Kutak Rock LLP

152 B. District Engineer: Cavoli Engineering, Inc.

153 There were no District Counsel or District Engineer reports.

154 C. District Manager: Wrathell, Hunt and Associates, LLC

155 • NEXT MEETING DATE: September 25, 2024 at 2:00 PM

156 ○ QUORUM CHECK

157

158 ELEVENTH ORDER OF BUSINESS Board Members' Comments/Requests

159

160 There were no Board Members' comments or requests.

161

162 TWELFTH ORDER OF BUSINESS Public Comments

163

164 No members of the public spoke.

165

166 THIRTEENTH ORDER OF BUSINESS Adjournment

167

168 On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the  
169 meeting adjourned at 2:16 p.m.

170

171

172

173

174 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

175

176

177

178 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

# **CODDINGTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**II**

**DRAFT**

**MINUTES OF MEETING  
Coddington  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Coddington Community Development District was held on November 5, 2024 at 11:00 a.m., at Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202.

**Present were:**

Jere Earlywine District Counsel/Proxy Holder

**AUDIO WAS NOT AVAILABLE**

**MINUTES TRANSCRIBED FROM MEETING DOCUMENTS**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Earlywine called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Mr. Earlywine served as Chair to conduct the Landowners' Meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [Seats 3, 4, 5]**

**A. Nominations**

Mr. Earlywine nominated the following:

Seat 3 Steven Hart

Seat 4 Christine Sifonte

36           Seat 5           Pedro Rodriguez  
37           No other nominations were made.

38   **B.     Casting of Ballots**

39           Mr. Earlywine stated that he is the designated Proxy Holder for the Landowner, Forestar  
40 (USA) Real Estate Group Inc., owner of 17.7771 acres, equating to 18 voting units, and 151  
41 platted units, equating to 151 voting units, for a total of 169 voting units. Mr. Earlywine is  
42 eligible to cast up to 169 votes per Seat.

43           No other Landowners, Landowner representatives or Proxy Holders were present.

44       **I.     Determine Number of Voting Units Represented**

45           A total of 169 voting units were represented.

46       **II.    Determine Number of Voting Units Assigned by Proxy**

47           All 169 voting units were assigned by proxy to Mr. Earlywine.

48           Mr. Earlywine cast the following votes:

49           Seat 3           Steven Hart                      169 votes
50           Seat 4           Christine Sifonte               169 votes
51           Seat 5           Pedro Rodriguez               168 votes

52   **C.     Ballot Tabulation and Results**

53           Mr. Earlywine reported the following ballot tabulation, result and terms length:

54           Seat 3           Steven Hart                      169 votes               4-year term
55           Seat 4           Christine Sifonte               169 votes               4-year term
56           Seat 5           Pedro Rodriguez               168 votes               2-year term

57

58   **FIFTH ORDER OF BUSINESS                                      Landowners' Questions/Comments**

59  
60           There were no Landowners' questions or comments.

61

62   **SIXTH ORDER OF BUSINESS                                      Adjournment**

63  
64           The meeting adjourned.

65

66                                      [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

67

68

69

70 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**CODDINGTON**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**



CODDINGTON COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211</i> <i><sup>1</sup>Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 23, 2024 <sup>1</sup> <b>CANCELED</b>	Regular Meeting	2:00 PM
November 5, 2024 <sup>1</sup>	Landowners' Meeting	11:00 AM
December 18, 2024* <b>CANCELED</b>	Regular Meeting	2:00 PM
January 22, 2025 <b>CANCELED</b>	Regular Meeting	2:00 PM
February 26, 2025 <b>CANCELED</b>	Regular Meeting	2:00 PM
March 26, 2025 <b>CANCELED</b>	Regular Meeting	2:00 PM
April 23, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	2:00 PM
May 28, 2025	Regular Meeting	2:00 PM
June 25, 2025	Regular Meeting	2:00 PM
July 23, 2025	Regular Meeting	2:00 PM
August 27, 2025	Regular Meeting	2:00 PM
September 24, 2025	Regular Meeting	2:00 PM

**Exception**

*\*December meeting is one (1) week earlier to accommodate Christmas Day holiday*